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## Zoning Ordinances

### Section 6

#### Off-Street Parking Requirements

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## CHAPTER 6. OFF-STREET PARKING REQUIREMENTS

### 6-1 Off-Street Parking Required

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles adjacent to the building, structure or use in accordance with the following requirements:

#### 6-2 Size

#### 6-3 Access to Individual Parking Space

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

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#### 6-4 Number of Parking Spaces

The number of off-street parking spaces required shall be as follows:

1. **Business or professional offices** - One (1) parking space for each three hundred (300) sq. ft. of floor area.
2. **Churches, sports arenas, auditoriums, theaters, Assembly Halls, meeting rooms** - One (1) parking space for each three and one-half (3.5) seats of maximum seating capacity.
3. **Dwellings, single-family, two-family, multi-family and cluster (townhouse and condominium)**- Two (2) parking spaces for each dwelling unit. (Amended January 14, 1992)
4. **Furniture and Appliance Stores** - One (1) parking space for each six hundred (600) sq. ft. of floor area.
5. **Hospitals** - Two (2) parking spaces for each bed.
6. **Hotels, Motels, Motor Hotels** - One (1) space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.
7. **Nursing Homes** - Four (4) parking spaces, plus one (1) space for each five (5) beds.
8. **Restaurants, Taverns, Private Clubs, and all other similar dining and/or drinking establishments** - One (1) parking space for each 3.5 seats or one (1) parking space for each three hundred (300) sq. ft. of floor area (excluding kitchen, storage, etc.), whichever is greater.
9. **Retail stores, shops, except as provided in No. (6) above** - One (1) parking space for each three hundred (300) sq. ft. of retail floor space.
10. **Commercial Storage Units** - One (1) parking space for each thirty (30) feet of building frontage storage space.
11. **Wholesale establishments, Warehouses, Manufacturing Establishments, and all Industrial uses** - As determined by conditional use permit or by Planned development requirements, if applicable, or by the Kanab City Planning Commission, but in no case fewer than one (1) space for each employee projected for the highest

employment shift.

**12. Shopping centers or other groups of uses not listed above** - As determined by conditional use permit or Planned development procedure, if applicable, or by the Kanab City Planning Commission.

**13. Handicapped and Motorcycle Parking** - Every parking lot over twenty-five (25) spaces shall, as a minimum, provide one (1) handicapped parking stall with easy access. One (1) additional handicapped stall will be provided for each fifty (50) additional parking spaces. One (1) motorcycle stall shall be provided for every twenty-five (25) parking spaces.

**14. Parking Requirements for Commercial Properties Fronting Highway 89/89A**  
- Parking may be modified by a conditional use permit.

**15. All other uses not listed above** - As determined by the Kanab City Planning Commission, based on the nearest comparable use standards.

#### **6-5 Access Requirements**

Adequate ingress and egress to and from all uses shall be provided as follows (Minimum widths of drives within parking lots are provided in the Kanab City Design and Construction Standards):

1. **Residential Lots** - For each residential lot not more than two (2) driveways, each of which shall be a maximum of twenty (20) feet wide at the street lot line, and such driveways shall not be closer than twelve (12) feet to each other.

2. **Other than Residential lots** - Access for each lot shall be provided to meet the following requirements:

a. Not more than two (2) driveways shall be used for each one hundred (100) feet or fraction thereof of frontage on any street.

b. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.

c. Each driveway shall be not more than fifty (50) feet wide, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.

d. No driveway shall be closer than ten (10) feet of any intersection at any corner as measured along the property line.

e. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveways. On the two (2) ends and street side of each such island shall be constructed a concrete curb, the height, location, and structural specifications of which shall be in accordance with the City of Kanab Design and Construction Standards.

f. **in front o**Where there is no existing curb and gutter or sidewalk, the applicant may at his option install such safety island and curb, or, in place thereof shall construct along the entire length of the property line (except ) the permitted driveways) a curb, fence, or pipe rail not exceeding two (2) feet or less than eight (8) inches in height.

g. All other uses not listed above as determined by the Kanab City Planning Commission, based on the nearest compatible use standards.

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g. All other uses not listed above as determined by the Kanab City Planning Commission, based on the nearest compatible use standards.

#### **6-6 Location of Gasoline Pumps**

Gasoline pumps shall be set back not less than eighteen (18) feet from any street line to which the pump island is perpendicular, and twelve (12) feet from any street line to which the pump island is parallel, and not less than ten (10) feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

#### **6-7 Maintenance of Parking Lots**

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

1. **Surfacing** - Each off-street parking lot shall be surfaced with a minimum of 2 inches of asphalt or 3 ½ inches of Portland cement. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

2. **Landscaping** - Each parking lot shall be landscaped and permanently maintained.

3. **Lighting** - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any R district, and from street traffic.

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The dimensions of each off-street parking space shall be at least nine (9) feet by twenty (20) feet for diagonal or ninety-degree spaces; or nine (9) by twenty-two (22) feet for parallel spaces, exclusive of access drives or aisles, provided that in parking lots of not less than twenty (20) parking spaces the Planning Commission may approve a design allowing not more than twenty (20) percent of such spaces to be not less than seven and one-half (7 ½) feet by fifteen (15) feet to be marked and used for compact automobiles only.

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